IN RE: PETITION FOR SPECIAL HEARING N/S Elk Road, 1,079' N of Middleborough Road

> 15th Election District 5th Councilmanic District

* BEFORE THE * DEPUTY ZONING COMMISSIONER

Helen Trombero Petitioner

(1822 Elk Road)

* OF BALTIMORE COUNTY

* Case No. 91-495-SPH

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve an existing garage located in the rear yard and larger than the principal dwelling to contain two guest rooms and a residential garage use, all as more particularly described on Petitioner's Exhibit 1.

The Petitioner, Helen Trombero, appeared and was represented by Harry Chase, Esquire. Also appearing on behalf of the Petition was Robert Trombero, Petitioner's son. There were no Protestants.

Testimony indicated that the subject property, known as 1822 Elk Road, consists of .25 acres more or less zoned D.R. 5.5 and is improved with a dwelling and detached garage as depicted on Petitioner's Exhibit 1. Said property is located within the Chesapeake Bay Critical Areas on Hopkins Creek. Petitioner recently renovated the subject garage to include two bedrooms and a storage area on the first floor with said storage area in a section of the garage closest to Elk Road. Petitioner testified there is also a small bathroom containing a toilet and shower on the first floor and that the second floor of the garage is used for storage purposes only. Petitioner testified the dwelling on the property contains only one bedroom and that it has been very difficult to have friends and relatives visit because of the limited sleeping accommodations in that dwelling. Petitioner decided to add the two bedrooms in the subject garage to accommodate

overnight and out of town guests. The Petitioner stated affirmatively that there are no cooking facilities in the garage and that she has no intention of adding such amenities to the garage. The Petitioner also stated that she has no intention of ever renting or leasing the garage for residential purposes.

Reference is hereby made to inter-office correspondence dated July 31, 1991 from Pat Keller, Deputy Director of Planning, indicating that Office's support of Petitioner's request. That support is contingent upon Petitioner's compliance with certain conditions which will be addressed in the restrictions of this Order.

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with the recommendations to be submitted by the Department of Environmental Protection and Resource Management upon completion of their findings.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for day of August, 1991 that the Petition for Baltimore County this Special Hearing to approve an existing garage located in the rear yard and

- 2-

ZONING DESCRIPTION

Beginning at a point on the north side of Elk Road which is 50'-0"

nearest improved intersecting street MIDDLEBOROUGH RD 40±

wide. Being Lot #101, Block, Section # in the subdivision of

Middleborough as recorded in Baltimore County Plat Book #4, Folio

#191, containing 10,000 square feet. Also known as 1822 Elk Road

and located in the #15 Election District.

wide at the distance of $1,079 \pm$ north of the centerline of the

91-495-SPH

larger than the principal dwelling to contain two quest rooms and a residential garage use, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

> 1) The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) The use of the subject garage is limited to storage, changing of clothes, and short duration overnight visits, only. No permanent habitation, whatsoever, shall be permitted, meaning that the same individual or group of individuals shall not occupy the garage for a period of greater than two (2) weeks in any qiven calendar year.

3) The subject garage shall contain no kitchen or cooking facilities. The Petitioner is specifically prohibited from storing or allowing the operation of a microwave oven, toaster over, or any other similar cooking appliance in the garage; however, Petitioner shall be permitted to store a refrigerator in the

4) The Petitioner, her heirs, successors and assigns, and any future transferees of the subject property hereby consent and agree to allow a representative from the Office of Zoning Enforcement to inspect the interior of the garage to insure compliance with this Order in the event a complaint is made to the Office of Zoning Enforcement for a possible zoning violation.

5) The conditions and restrictions contained in this Order shall run with the land. Within thirty (30) days of the date of this Order, Petitioner shall cause this Order to be recorded in the Land Records of Baltimore County to provide notice to any future transferee of the subject property of the conditions and restrictions contained herein. A copy of the recorded Order shall be submitted to this Office for inclusion in the case file.

6) No further permits shall be issued for the subject property until such time as the Petitioner supplies this office with a copy of the recorded Order.

TIMOTHY M. KOTROCO Deputy Zoning Commissioner for Baltimore County

NOTICE OF HEATING

The Zoning Commissioner of Beltimore County, by eathority of the Zoning Act and Regulations of Beltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeale Avenue in Towson, Maryland 21204

Case Number: 91-495-SPI N/S Elk Road, 1079' (+/-)

Special Hearing: to permit ar

existing garage located in the rear yard and larger than the prin-cipal dwelling to contain two guest rooms and a residential ga-

- 3-

CERTIFICATE OF PUBLICATION

7/26.1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ successive weeks, the first publication appearing on $\frac{7/25}{199}$. 19

THE JEFFERSONIAN.

5. Zehe Orlin

\$ 35.18

Office of

THE AVENUE NEWS

442 Eastern Blvd. Balto., Md. 21221

July 25

THIS IS TO CERTIFY, that the annexed advertisement of

Helen Trombero in the matter of Zoning Hearing for 1822 Elk Rd. P.O. #0113111 Case # 91-495-SPH, Req# M54913 42 lines @.55 \$23.10

was inserted in The Avenue News a weekly newspaper successive week(s) before the $\frac{19}{}$ day of $\frac{July}{}$ 19. 91: that is to say, the same was inserted in the issues of $\frac{Ju1y}{25}$ 1991

The Avenue Inc.

By Allan I Creature (

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

August 27, 1991

Harry L. Chase, Esquire 1190 W. Northern Parkway, Suite 124 Baltimore, Maryland 21210

RE: PETITION FOR SPECIAL HEARING N/S Elk Road, 1079' N of Middleborough Road (1822 Elk Road) 15th Election District - 5th Councilmanic District Helen Trombero - Petitioner Case No. 91-495-SPH

Dear Mr. Chase:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO Deputy Zoning Commissioner for Baltimore County

cc: Mr. I. William Chase 12 Walker Avenue, Pikesville, Md. 21208

People's Counsel

File

TMK:bjs

CRITICAL AREA PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _____

TO PERMIT ON EXISTING GARAGE LIGATED IN THE REAR VIRD AND LORDERS THAN THE PRIMITAL DWILLIAM TO CONTAIN TWO GUEST ROOMS AND A RESIDENTIAL GARAGE USE

Property is to be posted and advertised as prescribed by Zoming Regulations. I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Palitiment Country of the Palitiment Country o

tions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. I/We do solemnly declare and affirm, 7.20 ? under the penalties of perjury, that I we are the legal owner(s) of the property which is the subject of this Petition. 1000 Legal Owner(s) Contract Purchaser: (Type or Print Name)

(Type or Print Name) Theline deconters Attorney for Petitioner Hanny - CHASE (Type or Print Name)

CHASE & CHASE 1190 W. NORTHERN PARKWAY

SUITE 124 BALTIMORE, MD 21210 433 4100

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day required by the Zoming Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning of Baltimore County in Room 106, County Office Building in Towson, Baltimore 22 ad day of August , 19 91, at 2:15 o'clock

FILED 6/11/91 BY JLL ANY TIME OR PAY THE HENGTIME

Z.C.O.—No. 1

ZONING DEPARTMENT OF BALTIMORE COUNTY 91- 495- 5PH

Special Hearing Helen Irom bero Location of property: N/S FIK Rd 1078 + N. / M. dd to burry & Rd Location of Signe Factory Ett Rol , wasker 5 Fr. 101 d way on

NOTICE OF HEARING The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Floor 106 of the County Office Building, lo-cated at 111 W. Checapeake Avenue in Towson, Maryland 21204 as follows: Case Number: 81-465-874 MS Etc Reed, 1479 (4-) N et Middeborough Rend 1922 Elk Rend 15th Election District Sià Councilmanis Petitionerfelt Malen Trember HEARING: THURSDAY, at 11:20 om Special Hearing to permit an exisiting garage located in the rear yard and larger than the principal dwell agreement in the principal dwell agreement as recidential garage.

The Contract of the Contract o

Account: R-001-6150

fqiesen

े द्वारिक्टर

a/11/71 PRICE PUBLIC HEARING FEES

EBO -SPECIAL HEARING (IRL) LAST NAME OF OWNER: TROMBERO

> \$35.00 04A04#0009MICHRC Please Make Checks Payable Te: Beltimore 66uni 002:33FM06-11-91

10TAL: \$35.00

Bultimore County Zoning Commissioner
County Office Building
111 West Chesopesike Avenue
Lowson Maryland 21204

Please Make Checks Payable Tp. Baltimore County #187.7 ige Çagar Yepa şa egi

ashier Validation

111 West Chesapeake Avenue

Towson, MD 21204

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

887 3353

Your petition has been received and accepted for filing this 26th day of June, 1991.

Zoning Plans Advisory Committee

Petitioner: Helen Trombero Petitioner's Attorney: Harry L. Chase

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

DATE: 8 5 91

CUPY

887-3353

1822 Elk Road Baltimore, Maryland 21221

Case Number: 91-495-SPH N/S Elk Road, 1079' (+/-) N of Middleborough Road 1822 Elk Road 15th Election District - 5th Councilmanic Petitioner(s): Helen Trombero HEARING: THURSDAY, AUGUST 22, 1991 at 11:30 a.m.

Dear Petitioner(s):

Please be advised that \$93.29 is due for advertising and posting of the above captioned

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONER BALTIMORE COUNTY, MARYLAND

cc: Harry L. Chase, Esq.

BUREAU OF TRAFFIC ENGINEERING DEPARTMENT OF PUBLIC WORKS BALTIMORE COUNTY, MARYLAND

DATE: July 17, 1991

Mr. J. Robert Haines Zoning Commissioner

Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: June 25, 1991

This office has no comments for items number 463, 464, 465, 471, 478, 480, 481, 483, 484, 485, 486, 487, 488 and 489.

RJF/lvd

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

JUNE 27, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-495-SPH N/S Elk Road, 1079' (+/-) N of Middleborough Road 1822 Elk Road 15th Election District - 5th Councilmanic Petitioner(s): Helen Trombero HEARING: THURSDAY, AUGUST 22, 1991 at 11:30 a.m.

Special Hearing to permit an existing garage located in the rear yard and larger than the principal dwelling to contain two guest rooms and a residential garage use.

Zoning Commissioner of Baltimore County

cc: Helen Trombero Harry L. Chase, Esq.

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue

887-3353

Harry L. Chase, Esquire Chase & Chase 1190 W. Northern Parkway Suite 124 Baltimore, MD 21210

> RE: Item No. 484, Case No. 91-495-SPH Petitioner: Helen Trombero Petition for Special Hearing

July 23, 1991

Dear Mr. Trombero:

Towson, MD 21204

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Zoning Plans Advisory Committee

JED: jw Enclosures

cc: Mrs. Helen Trombero 1822 Elk Road Baltimore, MD 21221

Baltimore County Government Fire Department

700 East Joppa Road Suite 901 Towson, MD 21204-5500

(301) 887-4500

JUNE 21, 1991

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Paltimore County Office Building Towson, MD 21204

PE: Property Owner: HFLFN TROMBERO

Location:

#1822 ELK ROAD

Zoning Agenda: JUNE 25, 1991 Jtem No.: 484

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be

7. The Fire Prevention Bureau has no comments at this time.

corrected or incorporated into the final plans for the property.

Noted and Planking Group

Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: July 9, 1991

FROM: Robert W. Bowling, P.E. Zoning Advisory Committee Meeting

for June 25, 1991

The Developers Engineering Division has reviewed

488, 489. For Items 476 and 490, the previous County Review Group

the subject zoning items and we have no comments for

Items 463, 464, 465, 471, 478, 480, 484, 485, 487,

Meeting Comments still apply.

For Items 481, 482 and 486, County Review Group Meetings may be required.

For Item 481, Cockeysville Road is an existing road, and no further improvements are required at this time.

In addition, entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

Also, prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services (887-3321).

For Item 482, Hammonds Ferry Road and Second Avenue are existing roads, and no further improvements are requested

However, prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services (887-3321).

For Item 486, Pulaski Highway (U.S. Route 40) is a State Road and any improvements, including entrances, are subject to requirements and approval of the State Highway Administration.

91-495-81 h

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director Zoning Administration and Development Management DATE: July 31, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Helen Trombero, Item No. 484

In reference to the petitioner's request, this office offers the following comments.

Staff visited the subject property on July 25, 1991, as a part of our review of the applicant's request, and found the community along the Hopkins Creek is generally characterized by well-maintained lots improved with homes, piers, and accessory structures. Some homes and accessory structures, however, suffer to some degree from deferred maintenance.

The petitioner's parcel is currently improved with a one-story, single-family dwelling. An existing garage on the lot was recently renovated in an attractive manner. According to the petitioner, the renovated garage shares the same foundation as the former one. In the opinion of staff, the garage building is compatible with other large accessory structures prevalent in this waterfront community.

An inspection of the garage's interior revealed three partitioned rooms and a bathroom. The applicant pointed out that these rooms would primarily be used for changing clothes, as the property is located on the water and guests take part in the available waterfront recreational activities.

Staff supports the petitioner's request conditioned upon the following:

- Use of the rooms within the garage shall be limited to storage, changing of clothes, and short duration overnight visits, and
- 2) No permanent habitation shall be permitted, whatsoever.

PETITIONER(S) SIGN-IN SHEET

1811 ELK RD

1822 ELK RD

12 WAIRY AU PIKUSUIT- 1921208



PLEASE PRINT CLEARLY

ROBERT TROMBERO

WILLIAM CHASE

HELEN TROMBERO

Offic

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM484/ZAC1

Arnold Jablon

July 31, 1991

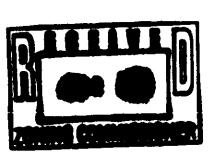
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

TO: Mr. J. Robert Haines
Zoning Commissioner

DATE: August 20, 1991

FROM: Mr. J. James Dieter, Director

SUBJECT: Petition for Zoning Variance - Item 484
Trombero Property
Chesapeake Bay Critical Area Findings



919-92

SITE LOCATION

The subject property is located at 1822 Elk Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

INTER-OFFICE CORRESPONDENCE

APPLICANT'S NAME Ms. Helen Trombero

APPLICANT PROPOSAL

The applicant has requested a Special Hearing to permit an existing garage located in the rear yard, and larger than the principal dwelling, to contain two guest rooms and a residential garage.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

- "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
- 2. Conserve fish, wildlife and plant habitat; and
- 3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." < COMAR 14.15.10.01.0>

Memo to Mr. J. Robert Haines August 20, 1991

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Sec. 22-213(a)>.

<u>Finding:</u> This garage is located approximately 170 feet from the tidal waters of Hopkins Creek. No disturbance of the shoreline buffer shall occur.

2. Regulation: "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination" <Baltimore County Code Sec. 22-98>

<u>Finding:</u> No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site.

3. Regulation: "If a parcel or lot one-half acre or less in size was in residential use or zoned for residential purposes on or before December 1, 1985, then man-made impervious surfaces associated with that use are limited to 25% of the parcel or lot" <Section 22-217(e)>.

Finding: This project does not propose any new impervious surfaces. The existing garage is a previously permitted structure. The sum of impervious surfaces is presently 26% of the lot, therefore, no additional impervious surfaces shall be permitted.

Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland of at least 15%" <COMAR 14.15.02.04

Finding: The following plant material shall be selected from the enclosed list and planted in addition to existing vegetation to provide a 15% forested cover.

Shrub and small tree list: 3 items - ball and burlap or 2 gallon container size

Tree list: 1 item - minimum 4 foot size

Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorous associated with them.

Memo to Mr. J. R. Haines August 20, 1991

5. Regulation: "The stormwater management system shall be designed so that:

(1) Development will not cause downstream property, watercourses, channels or conduits to receive stormwater runoff at a higher rate than would have resulted from a ten year frequency storm if the land had remained in its predevelopment state:

(2) Infiltration of water is maximized throughout the site, rather than directing flow to single discharge points: and

(3) Storm drain discharge points are decentralized to simulate the predevelopment hydrologic regime.

(4) There is sufficient storage capacity to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development in excess of that which would have come from the site if it were in its predevelopment state" <Baltimore County Code, Section 22-217(h)>.

Findings: In order to comply with the above regulation, the applicant agrees that rooftop runoff shall be directed through downspouts and into Dutch drains or seepage pits (see attached drainage information sheet). This will encourage maximum infiltration of stormwater and decrease the amount of runoff leaving the site.

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations, and is therefore approved. If there are any questions, please contact Mr. David C. Flowers at 887-2904.

J. James Dieter, Director

JJD:DCF:ju Attachment

cc: The Honorable Vincent Gardina
The Honorable Donald Mason
Mr. Ronald B. Hickernell

Ms. Helen Trombero Mr. Harry L. Chase

B E R 91-495-SPH

PETITIONER'S EXHIBIT# 2

UMBER 91-495-5PH

PETITIONER'S EXHIBIT # 3





PIERS

PI

Plat to accompany Petition for Zoning Variance Special Hearin PROPERTY ADDRESS: 1822 ELK 121 Subdivision name: MIDDLE BROULH
plat book# ______,folio#191_,lot#101_,section#___ OWNER HEIEN TROMBERD CLEEK scale: 1'=1000' **LOCATION INFORMATION** Councilmanic District: \mathcal{S}^{TH} Election District: 15TH 1"-200" scale map#: NE 2- | FLOOR/USE PLANS TO BE PRESENTED AT ZONING HELARING Zoning Office USE ONLY! AND CRITICAL AFTE Scale of Drawing: 1"= 49